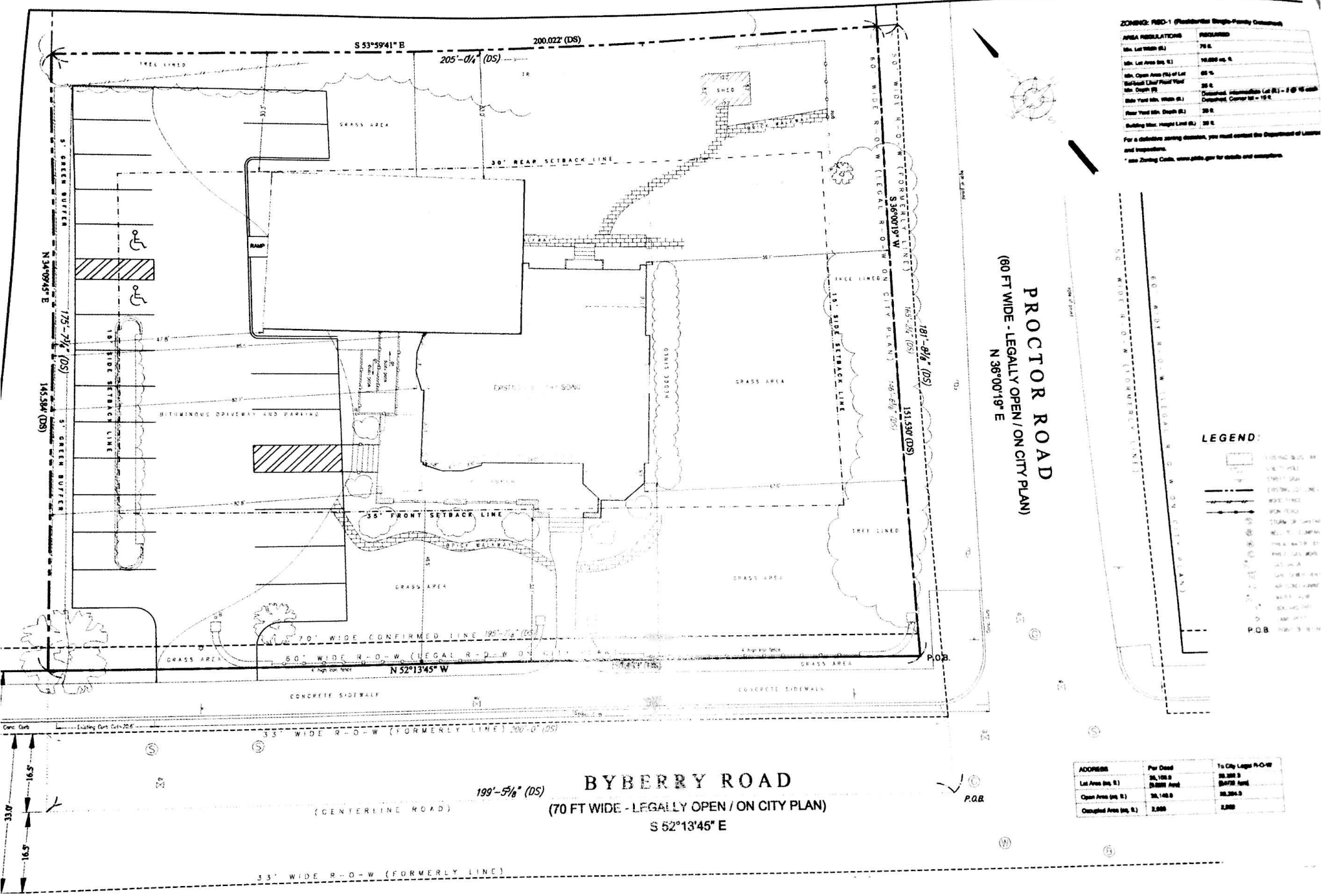
S 53°59'41" E
200.022' (DS)
205'-0¼" (DS)
TREE LINED
GRASS AREA
SHED
30' REAR SETBACK LINE
RAMP
5' GREEN BUFFER
N 34°09'45" E
175'-7¼" (DS)
145.584' (DS)
10' SIDE SETBACK LINE
BITUMINOUS DRIVEWAY AND PARKING
EXISTING 1½ STORY SDNG
HOUSE LINED
35' FRONT SETBACK LINE
BRICK WALKWAY
70' WIDE CONFIRMED LINE 195'-7¼" (DS)
60' WIDE R-O-W (LEGAL R-O-W ON CITY PLAN)
N 52°13'45" W
CONCRETE SIDEWALK
33' WIDE R-O-W (FORMERLY LINE) 200'-0" (DS)
199'-5⅝" (DS)
BYBERRY ROAD
(70 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
S 52°13'45" E
(CENTERLINE ROAD)
33' WIDE R-O-W (FORMERLY LINE)
S 36°00'19" W
181'-8⅛" (DS)
151.530' (DS)
P.O.B.
PROCTOR ROAD
(60 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
N 36°00'19" E
LEGEND:
ZONING: RSD-1 (Residential Single-Family Detached)
AREA REGULATIONS
REQUIRED
Min. Lot Width (ft.)
Min. Lot Area (sq. ft.)
Min. Open Area (%) of Lot
Setback Line/ Road Width
Min. Depth (ft)
Side Yard Min. Width (ft.)
Rear Yard Min. Depth (ft.)
Building Max. Height Limit (ft.)
For a definitive zoning decision, you must contact the Department of Licensing and Inspections.
* see Zoning Code, www.phila.gov for details and exceptions.
ADDRESS
Per Deed
To City Legal R-O-W
Lot Area (sq. ft.)
Open Area (sq. ft.)
Occupied Area (sq. ft.)
Conc. Curb
Existing Curb Cuts 20.6'
16.5'
33.0'